

**MORTGAGE FORECLOSURE DEED**

**20180220000053690**

**02/20/2018 09:08:23 AM**

**FCDEEDS 1/3**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

Elizabeth Ann Hinrickson, single woman

KNOW ALL MEN BY THESE PRESENTS: That Elizabeth Ann Hinrickson, single woman did, on to-wit, the June 28, 2013, execute a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Home Mortgage of America, Inc., which mortgage is recorded in Instrument # at 20130711000283680 on July 11, 2013, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to JPMorgan Chase Bank, National Association as reflected by instrument recorded in Instrument #, 20170621000219790 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said JPMorgan Chase Bank, National Association did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 25, 2017 November 1, 2017 November 8, 2017; and

WHEREAS, on the November 27, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:24 o'clock a.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and JPMorgan Chase Bank, National Association did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of SHELBY RESOURCES, INC., in the amount of One Hundred Six Thousand Five Hundred Dollars and No Cents (\$106,500.00), and said property was thereupon sold to the said SHELBY RESOURCES, INC., and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of One Hundred Six Thousand Five Hundred Dollars and No Cents (\$106,500.00), cash, the said Elizabeth Ann Hinrickson, single woman, acting by and through the said JPMorgan Chase Bank, National Association, by Janice Zornes, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said JPMorgan Chase Bank, National Association, by Janice Zornes, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Janice Zornes, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto SHELBY RESOURCES, INC., the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 74, according to the Survey of Savannah Pointe Sector II, Phase III, as recorded in Map Book 29, Page 13, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto SHELBY RESOURCES, INC., forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem under the laws of the State of Alabama, including, but not limited to, debtors, junior mortgagees, judgement creditors, transferees and vendees thereof, spouses of debtors and their transferees, children, heirs or devisees of the debtors, provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said JPMorgan Chase Bank, National Association, has caused this instrument to be executed by Janice Zornes, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Janice Zornes, has executed this instrument in his capacity as such auctioneer on this the December 11, 2017.

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Elizabeth Ann Hinrickson, single woman  
Mortgagors

JPMorgan Chase Bank, National Association  
Mortgagee or Transferee of Mortgagee

By Janice Zornes  
Janice Zornes, as Auctioneer and the person conducting said sale for the  
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF Shelby

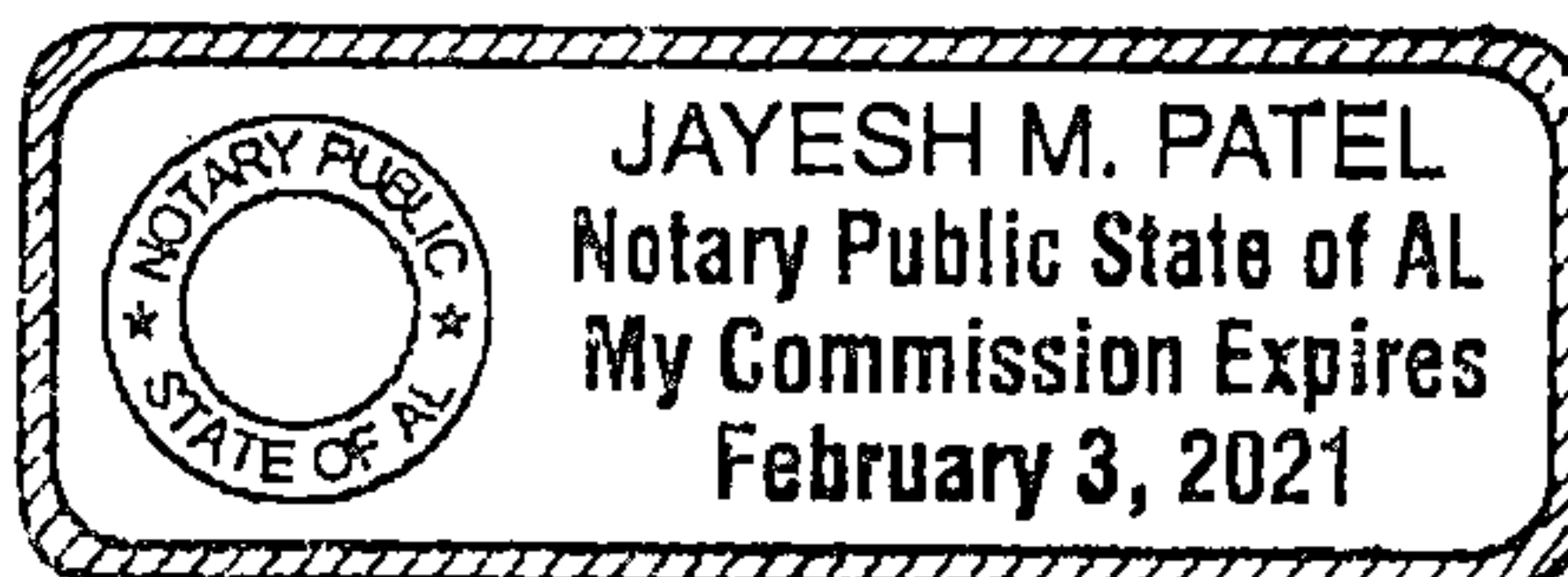
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Janice Zornes, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this 11<sup>th</sup> December, 2017.

Jayesh M. Patel  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Feb 3, 2021

Instrument prepared by:  
Nicholas Cillo  
SHAPIRO AND INGLE, LLP  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
17-013385





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## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name JPMorgan Chase Bank, NA Grantee's Name Shelby Resources, Inc.  
 Mailing Address 270 Park Ave. Mailing Address P.O. Box 149  
Midtown Manhattan, Belham, AL 35214  
NY 10018

Property Address 154 Charlton Lane Date of Sale 11-27-17  
Calera, AL Total Purchase Price \$ 106,500  
35040 or  
 Actual Value \$  
 or  
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☒ Other Enclosure Deed  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12-27-17Print Karen Wallace

Unattested

Sign Karen Wallace

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 02/20/2018 09:08:23 AM  
 \$128.50 CHERRY  
 20180220000053690